

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

104/609 BURWOOD ROAD HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

G06/609 BURWOOD ROAD HAWTHORN VIC 3122	\$550,000	18-Jan-25
508/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$520,000	25-Feb-25
704/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$530,000	25-Feb-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 July 2025



**G06/609 BURWOOD ROAD
HAWTHORN VIC 3122**

 2  1  -

Sold Price **\$550,000** Sold Date **18-Jan-25**

Distance **0km**

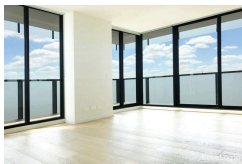


**508/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$520,000** Sold Date **25-Feb-25**

Distance **0.16km**



**704/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$530,000** Sold Date **25-Feb-25**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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